

**CITY OF MONROE  
PLANNING COMMISSION MINUTES  
Monday, July 24, 2017**

The regular meeting of the Monroe Planning Commission was held on **Monday, July 24, 2017 at 7:00 p.m.**, in the City Hall Council Chambers at 806 West Main Street, Monroe, WA 98272.

**CALL TO ORDER**

**Chair Tuttle** called the meeting to order at 7:02 p.m.

**ROLL CALL**

**Planning Commission Secretary Leigh Anne Barr** called the roll.

**Commissioners Present:** Chair Tuttle, Commissioner Duerksen, Commissioner Jensen, Commissioner Rousey, Commissioner Fisher and Commissioner Bull and Commissioner Stanger, who arrived at approximately 7:05pm.

**Staff Present:** Community Development Director Ben Swanson, Senior Planner Shana Restall and Secretary Leigh Anne Barr

**COMMENTS FROM CITIZENS**

NONE

**APPROVAL OF MINUTES**

Commissioner Rousey moved to accept the July 10, 2017 meeting minutes as written. Seconded by Commissioner Bull. Motion carried 6/0. Commissioner Stanger was not yet present and did not take part in this vote.

**PUBLIC HEARING**

**Code Amendment CA2016-03 and SEPA 2016-012 – Critical Areas (MMC Chapter 20.05)**

Community Development Director Swanson reviewed the proposed Code Amendment changes to MMC Chapter 20.05, that would put the code into compliance with the Department of Ecology's Best Available Science. Staff worked with Ecology to address the Planning Commission's concerns with regards to the potential for larger buffers. One such solution, is innovative development and design, which allows for the flexibility of buffers on a site. Specifically, previous structures and impacts are taken into consideration for redevelopment of sites. Other concerns about additions to residential sites have been satisfied with specific language about developed areas and their separation from functional wetlands.

Director Swanson informed the Planning Commission that the City attorney was concerned about section 3B and would like to either reword it, or remove it. He felt there were not enough limitations provided and it provides too much authority to Staff.

Director Swanson requested that the Public Hearing not be closed and have it continue into the next available Planning Commission meeting to allow for time to address the City Attorney's concerns.

Commissioner Jensen clarified that the public testimony for the Code Amendment would be extended into the next meeting as well. Director Swanson confirmed that is correct.

Director Swanson explained that 3A sets up a measurable continuity that can be used to make decisions based on previously developed sites, whereas 3B does not have standards to allow for a level of consistency in developing new sites.

Commissioner Stanger recommended taking out section 3B completely.

Chair Tuttle called a member of the public forward for their public testimony.

### **Public Testimony**

Tom Ederer  
2111 Broadmoor Dr E  
Seattle, WA 98112

Mr. Ederer is the owner of the Eastside Masonry Site at 16524 Hwy 2, Monroe WA, which has been a heavily used industrial site for last 100 years. Mr. Ederer explained that when trying to redevelop site it was difficult and revised code amendment would allow for site to be improved without further impacting critical areas.

Commissioner Jensen questioned why previously discussed buffer restrictions would not apply to this site. Director Swanson clarified that Mr. Ederer's site has a stream on it, not wetlands.

Director Swanson clarified that the new language in the Code would allow for Mr. Ederer's property to be further developed rather than being limited by large buffers.

Director Swanson recommended leaving the Public Testimony opened until the next Planning Commission meeting.

Commissioner Jensen made a motion to leave the Public Hearing open until the next Planning Commission Meeting on August 14<sup>th</sup> at 7:00pm in the Council Chambers at City Hall. Seconded by Commissioner Stanger. Motion carries 7/0.

### **OLD BUSINESS**

#### **Recap of July 17<sup>th</sup> Planning Commission Field Trip**

Director Swanson presented an overview of the field trip on July 17, 2017.

Columbia Crossing in Monroe was a great example of infill development that Monroe would like to encourage because it can utilize existing infrastructure.

Commissioner Jensen expressed concern about more narrow streets and their impact on emergency vehicle access. Director Swanson informed that he is working with Fire Marshal Mike Fitzgerald on making sure that emergency vehicles are not negatively impacted by different street standards.

The Eaglemont project in Monroe has to deal with more topography which allows for discussion on living conditions with topography features encroaching on living space.

North Hill in Duvall had steep slopes that which limited development and dictated where their open space was located. Discussion followed of how developers can creatively deal with site with steep slopes.

Hower Hill in Duvall appeared to have a denser development. The plat has a setback requirement that allows for more green space fronting the road.

Dimensional development of downtown areas was discussed using Duvall as an example. The use of design guidelines in the development of downtown areas was also discussed with examples of how they are successful and how they are not as successful.

Chair Tuttle expressed an intention to have unique features in our Community that will make people want to be in Monroe when the real estate market inevitably turns. Commissioner Duerksen would like options in lot sizes to allow for diverse developments. Duvall was used as a positive example.

Ways to improve traffic before it becomes an even bigger impact on development and tourism were discussed.

A future field trip was requested to visit additional locations.

#### **NEW BUSINESS**

NONE

#### **DISCUSSION BY COMMISSIONERS AND STAFF**

Commissioner Bull inquired about a future developments by Hanson.

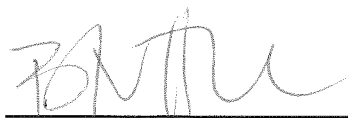
Chair Tuttle confirmed that Lake Tye play equipment is officially open. The following community events were noted:

- Night Out Against Crime will be August 1<sup>st</sup>. Community Development will have a booth for the first time.
- Wings and Wheels will be on August 19<sup>th</sup> at the Airport.
- Farmers Market is open every Wednesday from 3pm-7pm and every 3<sup>rd</sup> Saturday.
- Music in the Park has its last concert this Friday.

Commissioner Fisher will be absent at the next meeting.

#### **ADJOURNMENT**

Commissioner Duerksen made a motion to adjourn at 8:38pm. Seconded by Commissioner Jensen. Motion carried 7/0.



Bridgette Tuttle  
Chair



Leigh Anne Barr  
Planning Commission Secretary